

AGENDA

Municipal Facilities Committee Meeting
Thursday, August 5, 2010
6:00 p.m. – 7:30 p.m.
City Hall North Conference Room

1. Call to Order
2. Approval of minutes of the July 22, 2010, meeting.
3. Update on Beach Park Auditorium project.
4. Discussion of design of new sidewalks on east side of Marina.
5. Discussion of 2011-2016 Municipal Capital Improvement Plan – Parks.
6. Next meeting- Thursday, August 26, 2010, 6:00 p.m. – 7:30 p.m.

MINUTES – MUNICIPAL FACILITIES COMMITTEE MEETING

July 22, 2010

North Conference Room
21630 11th Avenue South, Des Moines, WA

Council Members

Melissa Musser – Chair
Carmen Scott
Dan Sherman

City Staff

Tony Piasecki – City Manager
Lorri Ericson – Assistant City Manager
Grant Fredricks – Planning, Bldg, PW Director
Joe Dusenbury – Harbormaster
Patrice Thorell – Park, Rec & Sr. Ctr Director
Jason Sullivan – Senior Planner

1. Call to Order

Chair Musser called the meeting to order at 6:00 p.m.

2. Approval of the Minutes

The minutes for 5/27/2010 were approved with a corrected date

3. Discussion of Des Moines Beach Park Auditorium Project request for additional Capital Improvement funds

Parks Director Thorell explained the issues with the Auditorium project that have caused some cost over runs. One of the major issues is the poor soil quality that has caused extra work eating into the contingency and creating a shortfall. Patrice advised she would be asking permission from the council at the next meeting to “borrow” \$99,000 from the dining hall project to use as contingency for this project.

4. Establish meeting schedule for MFC discussion regarding 2011-2016 Municipal Capital Improvement Plan (Parks, Municipal Facilities and transfer to Transportation CIP fund)

The meeting was set for 6:00 p.m. on August 6, 2010 before the council meeting scheduled for that night. The discussion will continue at the regularly scheduled meeting on August 26th, 2010 at 4:00 p.m.

5. Discussion of new sidewalks on east side of Marina

Harbormaster Dusenbury provided a graphic and explained how the sidewalk came to be in place as it currently exists. Councilmember Scott expressed her concern that a 5' sidewalk with high curbs would not provide enough room for 2 people to walk side by side and another person to pass in the other direction. Chair Musser suggested that those sidewalks that are completed be left as is, and the remainder of the sidewalk be built to a wider scale. The committee agreed that this was a good plan. Chair Musser asked that City Manager Piasecki respond to the citizens e-mails and advise them of the council's direction.

6. Discussion of creating an Urban Orchard/Community Garden by volunteers at Sonju Park, per the P,R, &SS Master Plan

P,R, & SS Director Thorell spoke about the suggestion to turn the old orchard at Sonju Park into a community orchard and also the possibility of a community garden or pea patch. The idea is that the fruit would go to either the volunteers who maintain it or the food bank. The committee was very supportive and told her to continue pursuing it.

7. Discussion on 2011 Energy Saving Project Proposal

Director Fredricks started by sharing three items that must be replaced, but will not qualify for the necessary energy savings. Those three items were: Activity Center – Replace the Electric Furnace; City Hall – Domestic Hot Water; Public Works Building – RTU Replacement.

He then discussed those projects that would qualify for the energy saving program. The average simple payback time for all projects was 7.78 to 13.05 years. If we opt to participate in the program, the council will need to support this standard. The committee was in support of bringing this proposal forward to the whole council.

8. Committee Member Comments

None

9. Future meetings

August 5, 2010 6:00 p.m.

August 26, 2010 4:00 p.m.

Adjourned at 7:15 p.m.

Respectfully submitted by:
Lorri Ericson, Assistant City Manager

CIP 2011-2016 Municipal Capital Improvement Fund

Des Moines Beach Park

Project	Total Cost	Current Funding	Needed Funds	Repayment \$	Source/Date
DMBP - Auditorium Rehab	\$1,503,060	REET CTED 2003/05 CTED 2006/07 MCI King County 2010 Council Amendments Total	\$429,364 \$246,875 \$295,500 \$310,000 \$50,000 \$171,321 \$1,503,060	\$0	
DMBP - Dining Hall Rehab	\$2,695,155	REET MCI 4Culture grant State grant REET (borrowed to Aud.) Misc Sub Total Additional funds needed in 2011 Total	\$1,206,601 \$15,000 \$12,875 \$980,000 -\$99,321 \$30,000 \$2,145,155	\$550,000	\$550,000 Grant 2011-13
DMBP - Picnic Shelter Rehab	\$305,295	REET 2014 Additional funds needed in 2011 Total	\$205,295	\$305,295	\$205,295 REET 2014 \$100,000 Grant 2011-13
DMBP - Sun Home Lodge Rehab	\$630,350	REET 2007-08 REET 2012 REET 2013 Sub Total Additional funds needed in 2011 Total	\$20,411 \$88,559 \$221,380 \$330,350	\$609,939	\$309,939 REET 2012-13 \$300,000 Grant 2011-13
Founders Lodge	\$200,000	Additional funds needed in 2011	\$200,000	\$0	NA
Cabins/Cottages	\$300,000	Additional funds needed in 2011	\$300,000	\$0	NA

August 5, 2010

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CIP 2011-2016 Municipal Capital Improvement Fund

Historic Restroom Building	\$450,000	Additional funds needed in 2011		\$450,000	\$0	NA
Park Systems Repairs/Road Paving	\$300,000	Additional funds needed in 2011		\$300,000	\$0	NA
DMBP - Playground Equipment	\$150,000	Additional funds needed in 2011		\$150,000	\$0	NA
Total Current Projects Funds			\$4,183,860			
Total Bond Net Proceeds Req.				\$2,665,234		
Total REET Repayment Proceeds					\$515,234	
Total Potential Grant Repayment Proceeds					\$950,000	

CIP 2011-2016 Municipal Capital Improvement Fund

Field House Area Projects

Project	Total Cost	Current Funding	Needed Funds	Payment Source	Date
Fieldhouse Grandstand Restoration	\$574,336	State heritage funds REET 4Culture Grant DM Legacy Fund MCI (TSF from DMCT - 2009) Total	\$420,000 \$134,836 \$10,000 \$2,500 \$7,000		2010-2011
Field House Restroom Project	\$78,835	2009 MCI	\$78,835		2010-2011
Grandstand Backstop Netting	\$60,000	Field House Park Project's Remaining Grant Match Balance	\$0	Project Fund Balance	2011

Barnes Creek Trail Project

Project	Total Cost	Funding	Needed Funds	Payment Source	Date
Barnes Creek Trail Acquisition	\$2,300,000	King County Trail Levy (conf.) RCO (unconfirmed) KC Conservation Futures (conf.) KC Conservation Futures (2012) Total	\$300,000 \$1,000,000 \$500,000 \$500,000 \$2,300,000	RCO RCO KCCFT	2011 2012

CIP 2011-2016 Municipal Capital Improvement Fund

Miscellaneous Parks Projects

Project	Total Cost	Current Funding	Needed Funds	Payment Source	Date
SJU Park Phase C2 Landscaping	\$93,804	TBD	\$93,804	93,804	2012
SJU Park Phase C3 Parking Lot	\$386,040	REET 2 Park-in-Lieu Total	\$6,040 \$380,000	\$6,040	2012-2015
SJU Park Soccer Field	\$1,418,000	TBD RCO Park in Lieu Total	\$818,000 \$500,000 \$100,000	\$818,000 \$500,000 \$100,000	2015-beyond
Park Lifecycle Repair & Replacement	\$1,138,069	REET Park-in-Lieu TBD Total	\$134,950 \$21,650 \$981,469		
South Des Moines Park Acquisition	\$2,050,000	TBD Park-in-Lieu/Impact Fees RCO Total	\$1,000,000 \$50,000 \$1,000,000	\$1,000,000 \$50,000 \$1,000,000	2015-beyond
Playground - Parkside	\$237,222	TBD/CDBG	\$237,222	\$237,222	2013
Midway Park Expansion	\$1,020,000	TBD Park-in-Lieu Total	\$970,000 \$50,000	\$970,000 \$50,000	2014
Park & Recreation Master Plan Update	\$75,000	MCI	\$75,000		2014
Entryway Signage/Readerboard	\$126,610	TBD	\$126,610		2016
Sonju Park Outbuildings Demolition	\$40,800	TBD	\$40,800		2011

Miscellaneous City Facilities

Project	Total Cost	Funding	Needed Funds	Payment Source	Date
Activity Center Generator/Lights	\$86,800 174,935	CDBG	\$86,800 174,935	CDBG	2011
Activity Center Expansion	\$4,285,020	CDBG/TBD	\$4,285,020		2013-15 & beyond

Heritage Capital Projects Fund - 2011-13 - Applications

	Recommended	Requested		
1 1308A	\$ 117,647.00	\$ 117,647.00	Schooner Martha Foundation	Restoration
2 1341A	\$ 154,450.00	\$ 154,450.00	Cascade Land Conservancy	Duwamish Riverbend
3 1344A	\$ 45,000.00	\$ 45,000.00	Port of Chinook	Auditorium rehab
4 1304A	\$ 100,000.00	\$ 100,000.00	City of Bellingham	Museum windows
5 1315A	\$ 24,943.00	\$ 24,943.00	La Conner Quilt and Textile Museum	Museum interior
6 1312A	\$ 610,150.00	\$ 610,150.00	City of Vancouver	Historic Reserve roofs
7 1343A	\$ 30,000.00	\$ 30,000.00	Blue Mountain Heritage Society	Historic school
8 1331A	\$ 60,000.00	\$ 60,000.00	Metro Parks Tacoma	Fort Nisqually granary
9 1305A	\$ 25,000.00	\$ 25,000.00	Si View Metro Park District	Community center rehab
10 1310A	\$ 375,000.00	\$ 375,000.00	City of Port Townsend	Carnegie library rehab
11 1329A	\$ 17,907.00	\$ 17,907.00	San Juan County Parks Department	Brann cabin rehab
12 1307A	\$ 531,239.00	\$ 531,239.00	Seattle Theatre Group	Moore Theatre HVAC
13 1311A	\$ 300,000.00	\$ 300,000.00	Jefferson County	Courthouse rehab
14 1332A	\$ 288,000.00	\$ 288,000.00	Sound Experience	Restoration
15 1314A	\$ 1,000,000.00	\$ 1,000,000.00	Museum of History and Industry	Museum HVAC & plumbing
16 1337A	\$ 700,000.00	\$ 700,000.00	Seattle Department of Transportation	King Street Station rehab
17 1317A	\$ 470,000.00	\$ 470,000.00	Historic Seattle PDA	Washington Hall rehab
18 1325A	\$ 75,000.00	\$ 75,000.00	Town of Wilkeson	Town Hall rehab
19 1326A	\$ 169,425.00	\$ 169,425.00	Grays Harbor Historical Seaport	Lady Washington rehab
20 1342A	\$ 57,333.00	\$ 57,333.00	Maryhill Museum	Collections storage
21 1303A	\$ 8,333.00	\$ 8,333.00	Clymer Museum of Art	Archives storage
22 1302A	\$ 994,950.00	\$ 994,950.00	Phinney Neighborhood Association	Center rehab
23 1330A	\$ 750,000.00	\$ 750,000.00	Foss Waterway Seaport	West wall rehab
24 1336A	\$ 143,000.00	\$ 143,000.00	Polson Museum	Railroad camp recreation
25 1324A	\$ 203,000.00	\$ 203,000.00	Broadway Center for Performing Arts	Theater light & sound
26 1321A	\$ 983,650.00	\$ 983,650.00	Northwest Railway Museum	Railway History Center III
27 1346A	\$ 1,000,000.00	\$ 1,000,000.00	Center for Wooden Boats	Education center construction
28 1318A	\$ 30,890.00	\$ 30,890.00	Seattle Art Museum	Collection storage
29 1333A	\$ 735,083.00	\$ 950,000.00	City of Des Moines	Covenant Beach rehabs
30 1319A		\$ 90,144.00	Kitsap County Parks and Recreation	Howe Farm barn rehab
31 1306A		\$ 200,000.00	McReavy House Museum	Historic house rehab
32 1320A		\$ 650,000.00	Marysville Historical Society	Museum construction
33 1323A		\$ 20,000.00	Foss Waterway Development Authority	Access trail
34 1316A		\$ 99,622.00	Duwamish Tribal Services	Longhouse garden & art
35 1327A		\$ 60,000.00	Cowlitz River Valley Historical Society	Morton station rehab
36 1313A		\$ 43,052.00	Olympia Tumwater Foundation	Schmidt House rehab
37 1339A		\$ 500,000.00	Lower Elwha Klallam Tribe	Curation facility construction
38 1301A		\$ 1,000,000.00	Central Washington Fair Association	Pioneer Hall rehab
39 1338A		\$ 107,557.00	Northwest Seaport	Arthur Foss rehab
40 1309A		\$ 20,000.00	City of University Place	Curran House rehab
41 1328A		\$ 1,000,000.00	Highline Historical Society	Museum construction
42 1335A		\$ 205,107.00	Port Townsend Marine Science Center	Center addition
	\$ 10,000,000.00			